

**BOARD OF ADJUSTMENT
APPLICATION NO. 16-33**

Applicant Jennifer Tull Telephone 479-644-9393
 Home: 828 Atalanta Drive, Rogers, AR 72756
 Address 2511 N. 2nd Street, Suite 6, Rogers, AR 72756
 EMAIL jhugme@aol.com

Property Owned By Chuck + Betty Reeves Telephone 479-631-3074
 Home: 3907 W. Pleasant Drive, Rogers, AR 72758
 Address 2511 N 2nd Street, Suite 6, Rogers, AR 72756

Location of Property 2511 N. 2nd Street, Suite 6, Rogers, AR 72756

Nature of Appeal:

1. Appeal from decision of enforcement officer: _____
2. Variance from zoning ordinance: requesting to display one wall sign on each of units 5, 6 & 7

Applicant Signature: Jennifer Tull

Along with application please submit:

A letter requesting the variance and stating the hardship or reason it's needed.

\$100 fee

Legal Description

Survey (Attach if necessary)

(Survey should show existing and proposed buildings, dimensions of property lines and distance from building to all property lines).

Present Zoning: C-2 Date Filed: 6/30/16

Public Hearing Date: 7/18/16 Application Fee: \$100 (ck #6215)

Decision of Board: _____

Date: _____

Secretary, Board of Adjustment

June 30, 2016

City of Rogers Board of Adjustments

Reference: Betty's Attic & Jen's Jewels Signage

I am writing in reference to a sign code violation that I received for Betty's Attic & Jen's Jewels at 2511 N. 2nd. St., Rogers, AR. The violation is stating that we need to remove one of two signs that have been displayed on our building storefront for over three years now.

We have been in business for almost six years at this location and we currently occupy three out of seven units in this shopping center. For at least the last three years, we have been operating with signs posted on the front of the storefront for Unit 5 and Unit 6 in a space on the building that is clearly built for signage. These two signs are securely attached to the building structure and in no way obstruct street traffic.

We recently added a sign to the south side of the building that currently has no signage. This sign is also securely attached to the building and in no way obstructs street traffic.

The view of these three units from the street is somewhat blocked by IBEARIA Bank that sits on the street corner adjacent to the parking lot in front of our shopping center. For this reason, we felt the need to add a third sign to the south side of the building on Unit 7 that we now occupy, where no signage currently exists.

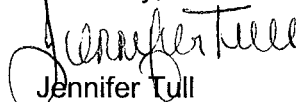
We have continually struggled for six years to grow our business without the presence of signage out by the street, unlike many of our fellow downtown businesses who are allowed to display additional signage in the front of their storefronts. We have removed banners and signage from the outside of our windows at your request over the past years.

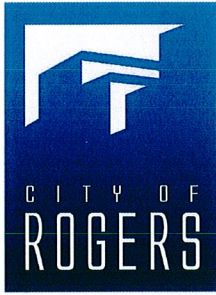
We are requesting your consideration in allowing us to please let us continue to display the three signs that are currently attached to Units 5, 6, and 7 accordingly. We feel that by removing the sign on Unit 6 that has been there for at least three years now, we will be giving customers and traffic the impression that we are no longer in business if that sign is now removed. There are currently only two other businesses in operation in this shopping center. We feel that our business that occupies three out of seven units in the complex is an asset to this shopping center as well as to the economic development of business in this particular area of Rogers.

As a small business owner who is just trying to grow our business for the sake of the 60 plus vendors and consignors who make up our business in this location, please let us know what else can be done to allow us to continue to display this signage on the three units that we occupy in this shopping center.

On behalf of all of the vendors and consignors who make up our business, we appreciate your consideration of this matter.

Sincerely,


Jennifer Tull
479-644-9393 cell
479-633-8311 office



City of Rogers
Planning Department
301 W. Chestnut
Rogers, Arkansas, 72756 • 479-621-1186
www.rogersar.gov

NOTICE OF APPLICATION FOR VARIANCE

Notice is hereby given that a hearing will be held in the City Hall Building at 301 West Chestnut on July 18, 2016 at 9:30 a.m. to consider the variance application by Jennifer Tull under the provisions of the Zoning Ordinance of the City of Rogers, for a variance to allow additional wall signage for the property located at 2511 N 2nd Street, Suite #6 in the city's C-2 (Highway Commercial) zoning district, more particularly described as follows:

LEGAL DESCRIPTION:

PT SW SW BEG N331' SW/C N97' E330' S97' W330' TO POB

LAYMAN'S DESCRIPTION:

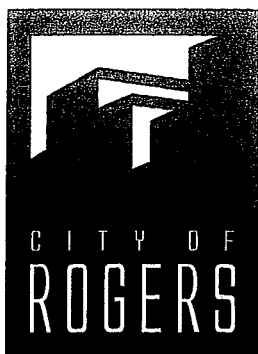
2511 N 2nd Street, Suite #6

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **July 8, 2016**







City of Rogers
Planning Department
301 W. Chestnut
Rogers, Arkansas, 72756
479-621-1186
www.rogersar.gov

SIGN
PERMIT
16-45

SENT
CERTIFIED
5-19-16
JE

SIGN CODE VIOLATION

DATE: 5-19-16 NAME: BETTY'S ATTIC
ADDRESS: 2511 N. 2ND ST. #7

VIOLATION OF THE FOLLOWING CODE:

- ☒ **Signs without a city permit.** New signs and alterations to existing signs require a permit from the Planning Department, except real estate and other signs as listed in sign code.
- ☐ **Portable signs.** Signs not permanently attached to the ground or other permanent structure are prohibited, except as allowed in the C-1 Downtown Commercial Zoning District.
- ☐ **Windblown signs.** Fluttering, spinning, windblown or inflated devices including pennants, propeller discs and balloons are prohibited. Balloons are allowed for a 3-day period for grand openings only.
- ☐ **Banners.** A banner is allowed four times a year for 10 business days at a time and require a permit through the Rogers Planning Department. (32 sf maximum)
- ☐ **Off-Site signs.** Signs are not permitted off-premise of the business being advertised.

☒ **Other** THREE SIGNS IN PLACE - TWO ALLOWED
PERMIT FOR SOUTH SIDE BASED ON REMOVAL OF ONE
The noted violation must be corrected by IMMEDIATELY OTHER

Failure to comply may result in issuance of a citation for violation of the Rogers Sign Code. Violations are a misdemeanor punishable by a fine of up to \$250 per day per violation.
The Rogers Sign Ordinance and sign permit application are available on the Planning and Transportation Department web page at www.rogersar.gov or call 621-1186 for information.

DEPT. OF PLANNING
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE (479)621-1186
FAX (479)986-6896

OFFICE USE ONLY	
Approved By:	<u>K Kreher</u>
Permit Fee:	<u>\$10 check 6087</u>
Zoning:	<u>C-2</u>
Permit Number:	<u>16-45</u>

* Contingent on 2nd illegal
sign coming down

APPLICATION FOR SIGN PERMIT
(Checks Payable To: City of Rogers)

BUSINESS NAME Betty's Attic & Jen's Jewels
ADDRESS OF SIGN: 2511 N. 2nd Street SUITE # 7
SIGN CONTRACTOR: Bella Graphics CONT. LIC. Centerton, AR 72719
ADDRESS/ZIP CODE: 441 Woods Dr. PHONE # 479-387-2153
PROPERTY OWNER: Chuck and Betty Reeves
TENANT NAME: Jennifer Tull
EMAIL: jhugme@aol.com

TYPE OF SIGN: (Note the **number** of signs in applicable category)

- ☒ WALL SIGN (Sign mounted to wall, parallel with wall; includes painted on, etched on, etc; also includes signs on canopy, parapet, and awning)
- ☐ FREESTANDING SIGN (Sign not attached to a building and is permanently attached to the ground on a pole mounting system)
- ☐ MONUMENT SIGN (Sign permanently attached to the ground with no space between the ground and the sign)
- ☐ MARQUEE SIGN (Sign used to identify a theater or a sign projected over the entrance to a theater)
- ☐ PROJECTING SIGN (Sign that forms an angle with the building that extends from the building and is supported by the building)